

AN ORDINANCE 101318

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 26, Block 2, NCB 34400B from "R-6" Residential Single-Family District to "C-2NA" Commercial District, Non-Alcoholic Sales.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective September 4, 2005.

PASSED AND APPROVED this 25th day of August, 2005.



M A Y O R

PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-16

Date: 08/25/05

Time: 03:50:59 PM

Vote Type: Multiple selection

Description: Z-16. ZONING CASE #Z2005174 (District 6): An Ordinance changing the zoning district boundary on Lot 26, Block 2, NCB 34400B, from "R-6" Residential Single-Family District to "C-2NA" Commercial Non-Alcoholic Sales District, the Northeast corner of the intersection of West Loop 1604 North and Kilmamoch Lane, as requested by John L. Santikos, Applicant, for John L. Santikos, Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

CASE NO: Z2005174

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005
Zoning Commission Meeting Date: August 02, 2005
Council District: 6
Ferguson Map: 612 A1

Applicant: John L. Santikos
Owner: John L. Santikos

Zoning Request: From "R-6" Residential Single-Family District to "C-2NA" Commercial District, Non-Alcoholic Sales

Lot 26, Block 2, NCB 34400B

Property Location: West Loop 1604 North

Northeast corner of West Loop 1604 North and Kilmarnoch Lane

Proposal: Commercial Use

Neighborhood Association: Oak Creek Home Owners Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is required. A Level-1 Traffic Impact Analysis (TIA) was submitted and is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Denial of "C-2" Commercial District and Approval of "O-1" Office District

The subject property is currently undeveloped and located at the northeast corner of West Loop 1604 North and Kilmarnoch Lane. The subject property is adjacent to "C-2" Commercial District to the north, R-6 Residential Single-Family District to the east and across the street to the south.

"O-1" Office District would be more appropriate than "C-2" Commercial District at this location. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "O-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. Kilmarnoch Lane is a local residential street. "C-2" zoning should be limited to the intersections of collectors or thoroughfares.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2005174

ZONING CASE NO. Z2005174 – August 2, 2005

Applicant: John L. Santikos

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Rachel Major, 152 W. Pecan, representing the owner, stated she would like to amend their request to "C-2NA" as staff has recommended. She stated they have met with the neighborhood association who are in support of "C-2NA" designation. She further stated they are proposing to use the site for commercial use.

Staff stated there were 8 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor and no response from Oak Creek Home Owners Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Dixon to recommend approval of "C-2NA".

1. Property is located on Lot 26, Block 2, NCB 34400B at West Loop 1604 North.
2. There were 8 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends denial of "C-2" and approval of "O-1".

**AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila,
Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

